



County of San Diego

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DEPARTMENT OF PLANNING AND LAND USE

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June 5, 2008

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF SDG&E Mountain Empire Training Facility, P88-044W²

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously *adopted ND*:

A Negative Declaration for the SDG&E Mountain Empire Facility, P88-044; Log No. 88-16-2 was adopted by the Planning and Environmental Review Board (PERB) on December 28, 1988, revised on February 9, 1989. The adopted ND found the project would have potentially significant effects to visual resources, sensitive biology, groundwater quality, dark sky and noise that were clearly mitigated. These potentially significant effects have been addressed pursuant to Major Use Permit P88-044.

Furthermore, the following addendum/addenda were reviewed:

An Addendum to the Previously Adopted Negative Declaration Major Use Permit P88-044W1; Log No. 88-16-2 was approved by the Planning Commission on June 7, 1996. The document identified the authorization to continued operation of an explosives storage facility. The Modification also authorized a second bunker and an expanded inventory of explosive types. The Department of Planning and Land

use has concluded that the Negative Declaration dated December 28, 1988, revised on February 9, 1989 adequately addresses the environmental effects associated with the current project, P88-044W1.

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

- a. Contact Emmet Aquino, Land Use/ Environmental Planner
- b. Phone number: (858) 694-8845
- c. E-mail: Emmet.Aquino@sdcounty.ca.gov

3. Project applicant's name and address:

Shannon Turek
San Diego Gas and Electric
9965 Carroll Canyon Road
San Diego, CA 92131

4. Summary of the activities authorized by present permit/entitlement application(s):

Major Use Permit Modification P88-044W2 would authorize the addition of an operator training facility to an existing SDG&E district office, yard and dispatch facility.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES
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NO
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If yes, describe **ALL** differences.

The original project permitted a communication facility with a 50-foot high tower, 6,240 square feet of garage and warehouse, a 3,477 square foot office, 34 parking spaces, outside storage areas, a 10,000 gallon water tank, blasting cap storage areas a fuel station, a heliport and a 36 square foot sign. The first modification to the Major Use Permit continued to allow the continuation and expansion of the explosive storage facility.

The proposed operator training facility would be located south of the existing facility and consist of a graded training yard, classroom trailer, fenced area, access road and parking. The classroom trailer will be 24 feet by 40 feet, and approximately ten feet in height. The current application is proposing a heavy construction equipment training facility consisting of a graded training yard, classroom trailer, fenced area, access road and parking. The proposed training would include dozer and grading

training, digger derrick training, boom trucks, bobcats and backhoe training. No added fueling facility is proposed. If tracked equipment required fueling, a fuel truck from the SDG&E facility in El Cajon will be utilized. Other training activities include wire stringing, pole-hole digging, pole removal, shoring, and grading. No blasting, grinding or rock crushing training will take place. The training program would take place 3 to 4 days average on a monthly basis. Approximately 10 SDG&E employees will be trained per session. No contract employees will be participating in this program. No training will occur at night.

The proposed training yard will be 300 feet by 450 feet (135,000 square feet, approximately 3.1 acres). The training yard will be surrounded by dirt berms and a dirt sedimentation basin within the project footprint. The surrounding native vegetation will be left intact and will provide visual screening of the training yard as well as a wind break. No permanent irrigation is proposed. The width of native vegetation will be at least 100 feet to the east, 75 feet to the south and 197 feet to the west. During training activities, water will be applied as needed to minimize particulates. Water is available on site or will be provided by a water truck. SDG&E will implement a General Construction Storm Water Pollution Prevention Program (SWPPP).

The proposed classroom trailer will be 24 feet by 40 feet with stairs and ramp for access. Electric power will be extended from the existing facility to the classroom trailer. Exterior security lighting, consistent with San Diego County Ordinances, will be installed at the classroom trailer entrance. Area lighting will be installed on existing poles along the south end of the existing parking light. Lights will only be switched on by site personnel as needed in the case of early winter training session or late training session, and will be consistent with the San Diego County Ordinances. Security cameras will be installed as needed on existing poles.

A 15 foot wide access road is being proposed from Old Highway 80 and will be surfaced with decomposed granite. The proposed access road and parking area will have a new gate (approximately 16 feet wide) in order to provide security and control traffic. The gate will consist of two 8 foot sections. The new access road and gate will also eliminate disruptions and traffic conflicts with the current operations at the Mountain Empire facility. The proposed road and gate will accommodate the largest piece of equipment (D-6 dozer, with 12'-4" blade width) which is tractor to the site. The proposed access road and parking area (12 spaces) will be surfaced with decomposed granite.

The proposed training facility would be used 3 to 4 days per month on average. It is possible that some months would not be any training. The typical training session would begin around 7:30 am with instruction and equipment use. Training sessions would commence at 3:00 pm. Training sessions would occur Monday through Friday. Typically one piece of equipment would be used. For some training activities, such as wire pulling, two pieces of equipment are required. No more than two pieces of equipment would be in operation at the training yard per session. On a

typical training day, only one piece of equipment will be in use. When grading activities occur, the afternoon session will be spent returning the yard to the original contours.

A water truck will be used during training to apply water to minimize particulates and fugitive dust. A water truck will be the only source of watering for project activities. Due to limited water availability at the site, the water truck may be filled at another location and driven to the site. If available, water may be used from the existing well on site. Application of water will occur at least two to three times per day or more as required to minimize particulates. In order to further prevent dust particulates, training activities may be rescheduled if winds of 25 mph or greater are expected. If the scheduled days for equipment training are expecting or experiencing wind over 25 mph, training day will be rescheduled to a more weather appropriate date.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐ NONE

☒ Aesthetics

☒ Biological Resources

☐ Hazards & Haz. Materials

☐ Mineral Resources

☐ Public Services

☐ Utilities/Service Systems

☐ Agriculture Resources

☒ Cultural Resources

☐ Hydrology/Water Quality

☐ Noise

☐ Recreation

☐ Mandatory Findings of Significance

☐ Air Quality

☐ Geology/Soils

☐ Land Use/Planning

☐ Population/Housing

☐ Transportation/Traffic

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DETERMINATION:

On the basis of this analysis, the Department of Planning and Land Use has determined that:

- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate **CHOOSE EITHER A) or B): A)** without modification. **B)** upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☒ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Emmet Aquino
Printed Name

June 5, 2008

Date

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

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CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES
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NO
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Since the previous ND was adopted, there have been changes to the project that would result in greater visual impacts. The project proposes a modification to the SDG&E facility that introduces visual impacts to the viewing scene. The proposed project is located in sight within a third priority scenic highway from Interstate 8 from State Route 79 to the Imperial County line identified in the San Diego County Scenic Highway Element designates as a third priority scenic highway.

Based on the Aesthetics/Visual Analysis Technical Study, prepared by KTU+A dated April 2008, the project will have a significant view quality impacts on the valley. The specific elements of the proposed project that contrast with the viewing scene include a continuously graded training area, a berm around this area, the presence of a trailer, parking area and a construction equipment storage yard. The proposed mitigation for this impact is the development and implementation of a landscape screening program. The screening would be accomplished with the addition of at least 10 – twenty four inch box native upland trees (oak, pine or California bay) and 20 fifteen gallon lowland trees (such as sycamore, cottonwood, or poplar). These trees would need to be placed in a natural arrangement, to mimic the visual pattern of tree massing in the area. Large paces along the berm without trees will be allowed in order to avoid a geometric pattern of tree spacing. The trees should be strategically placed to screen the trailer and the grading equipment yard from the adjacent highways. The second purpose of the trees would be to break up

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the formal pattern of the berm. Finally, the third purpose of the trees is to fit the development into the typical visual pattern of the surrounding visual environment. In addition to the tree plantings, some level of containerized planting required on the berm. Implementation of this landscape screening plan will ensure visual impacts would be reduced to below a level of significance.

II. AGRICULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and/or conflicts with existing zoning for agricultural use or Williamson Act contract?

YES
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NO
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III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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Since the previous ND was adopted, there have been changes to the project description related to air quality. The project proposes an operator training facility to occur 3 to 4 days per month on average. Training sessions would commence at 3:00 pm and one piece of equipment would be used. For some training activities, such as wire pulling, two pieces of equipment are required. No more than two pieces of equipment would be in operation at the training yard per session and a typical training day would only consist of one piece of equipment to be used.

A water truck will be used during training activities to apply water to minimize particulates and fugitive dust. A Water truck will be the only source of watering for project activities. In order to further prevent dust particulates, training activities may be rescheduled if winds of 25 mph, training days will be rescheduled to a more weather appropriate date. Based on DPLU Staff analysis and project description, air quality impacts are considered minimal due to the limited operations of the construction equipment and the additional watering during training activities.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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Based on County records, staff field site visits and the Biological Technical Report dated June 16, 2006 prepared by Mooney, Jones and Stokes the 19-acre site supports granitic northern mixed chaparral, southern coast live oak riparian forest, disturbed habitat and developed lands. No sensitive plant species were detected. Two sensitive animal species were observed onsite: western bluebird and San Diego black-tailed jackrabbit. The site was determined to be unsuitable for arroyo toad breeding or burrowing habitat, and of low quality for toad foraging. Jurisdictional resources onsite consist of a segment of Cottonwood Creek that traverses the northwestern portion of the property and a small drainage feature that carries runoff into Cottonwood Creek to the north. A small swale that carries runoff to the south was determined not to be jurisdictional.

The MUP project pertains only to a 3.8 acre portion of the 19-acre site adjacent to existing uses onsite. Impacts to 3.76 acres of northern mixed chaparral will require mitigation in accordance with CEQA at a ratio of 0.5:1. However, to be consistent with SDG&E's Natural Communities Conservation program (NCCP) mitigation is proposed at a ratio of 2:1 and 7.52 acres of mitigation credit will be deducted from SDG&E's mitigation bank.

Therefore, staff has determined that although the site supports native biological habitat, the removal of this habitat will not result in substantial adverse effects, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service for the following reasons: breeding season avoidance will be imposed to prevent impacts to breeding birds and arroyo toad; arroyo toad exclusion fencing will be utilized along the western side of training areas prior to disturbance even though the nearest known breeding sites are 2 km away and toads are known to use only up to one kilometer away for foraging;

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and, impacts to northern mixed chaparral will be mitigated offsite in an approved mitigation bank.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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There is no evidence found in a review of the previous environmental documents that the parcel containing the SDG&E Training Facility (APN 527-080-12-00) was ever surveyed for cultural resources as a part of the original Major Use permit. Extensive prehistoric activity in the area is evident by the number of previously recorded cultural resources (13) within one mile of the project area (APN 527-080-12-00). Twelve (12) cultural resources investigations were previously conducted within the same one-mile radius, of the current project, conducted for both County and other jurisdiction projects.

A survey of the project area was required and a cultural resources report was prepared titled, "*Negative Cultural Resources Survey Report SDG&E Training Facility Mountain Empire Project*", dated August 1, 2007, prepared by Carmen Zepeda-Herman with RECON. The report provides the results of a cultural resource survey, conducted July 20, 2007, to determine the presence of cultural resources. The survey and record search did not identify any cultural resources within the project area. Existing conditions indicate that project area has been partially disturbed in the location of the existing SDG&E facility and in the immediate vicinity. No disturbances were noted in the APE. Although Old highway 80 is adjacent to the APE, the slight increase in traffic from the transportation of the training equipment on a monthly basis does appear to cause a significant increase in activity from current use.

Although the current permit modification area appears to be disturbed, there is still the potential for the presence of buried resources. Therefore, pursuant to CEQA guidelines, monitoring during any ground-disturbing activities will be required as a condition of approval to ensure that, if features such as hearths, or human remains are found, they will be handled in an appropriate manner. Grading monitoring will also be required during construction of the access road if there will be grading or cutting within 3 meters of the edge of the highway. In addition, recordation of information obtained during this activity and the curation of all artifacts will be required to exhaust all research potential if artifacts or features are found during grading. The proposed modification to the Major Use Permit should not trigger the need to prepare a subsequent ND as it relates to cultural resources.

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VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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VII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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VIII. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body

listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
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NO
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Since the previous ND was adopted, there have been changes in the circumstances under which the project was undertaken related to hydrology and water quality. The County of San Diego has approved and implemented the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). In order to demonstrate compliance with the WPO, the project submitted a Stormwater Management Plan (SWMP) prepared by Ron Millar, Sr. Environmental Specialist and K. Wong, Sr. Environmental Specialist received on February 22, 2006, which identifies potential construction and post-construction pollutants that may result from the project and also identifies BMPs to address the pollutants. As such the project is not anticipated to result in any substantial increase in polluted runoff or any significant adverse effects to water quality. The SWMP received for the project has been approved by DPW and it has been found that the project will reduce adverse effects to water quality to the maximum extent practicable and as such complies with the requirements of the WPO. Therefore, although there are changes in circumstances, these changes will not result in new significant environmental effects related to hydrology and water quality.

IX. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
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NO
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X. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES
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NO
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XI. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES
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NO
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Since the previous ND was adopted, there have been changes to the project that would result in greater noise levels. The project proposes a modification to the SDG&E facility that introduces an operator training facility that will be used 3 to 4 days per month. The proposed consists of construction equipment training and will generate additional project related noise to the project property lines.

Based on DPLU Staff review the noise report prepared by Recon received on August 8, 2007, the project shall be subject to County Noise Ordinance Section 36.410, in which identifies the operation of construction equipment to be 75 dBA at the project property line. Operations of the proposed use is considered periodic and interim in a sense that construction equipment training will only occur 3 to 4 times a month. The noise report has modeled a D-5 Dozer to demonstrate a worst-case hourly scenario. The training area will be enclosed by 3 foot high erosion berms which provides noise shielding. Noise levels are projected to be as high as 59 dBA at the southern property line. Although there are changes in circumstances, these changes will not result in new significant environmental effects related to noise. Therefore, with the incorporation of the designed erosion berms, the proposed training facility will be in compliance with County Noise Ordinance, Section 36.410.

XII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES
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NO
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XIII. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES
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NO
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XIV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
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NO
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XV. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or

dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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Since the previous EIR was certified or previous ND was adopted, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates low levels ADTs. The proposed training facility is scheduled to operate 3 to 4 days per month on average and presents the possibility of having no training on some months. There is no change in circumstance regarding the scope of the project that would warrant additional traffic analysis. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, there will be a less than significant impact.

XVI. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater

treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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XVII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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The modification to P88-044W1 will result in new environmental impacts to aesthetics, biological and cultural resources; however, proposed mitigation measures will reduce environmental impacts to less than significant.

(Visual)

The project proposes a modification to the SDG&E facility that introduces visual impacts to the viewing scene. The proposed project is located in sight within a third priority scenic highway from Interstate 8 from State Route 79 to the Imperial County line identified in the San Diego County Scenic Highway Element designates as a third priority scenic highway. Based on the Aesthetics/Visual Analysis Technical Study, prepared by KTU+A received on August 8, 2007, the project will have a significant view quality impacts on the valley. The

specific elements of the proposed project that contrast with the viewing scene include a continuously graded training area, a berm around this area, the presence of a trailer, parking area and a construction equipment storage yard. The proposed mitigation for this impact is the development and implementation of a landscape screening program consisting of the addition of at least eighteen 24-inch box native riparian trees either sycamore, cottonwood, poplar or willow or a combination of the species) and six 24-inch box native oak woodland trees. Implementation of this landscape screening plan will ensure visual impacts would be reduced to below a level of significance.

(Bio)

Based on County records, staff field site visits and the Biological Technical Report dated June 16, 2006 prepared by Mooney, Jones and Stokes the 19-acre site supports granitic northern mixed chaparral, southern coast live oak riparian forest, disturbed habitat and developed lands. No sensitive plant species were detected. Two sensitive animal species were observed onsite: western bluebird and San Diego black-tailed jackrabbit. The site was determined to be unsuitable for arroyo toad breeding or burrowing habitat, and of low quality for toad foraging. Jurisdictional resources onsite consist of a segment of Cottonwood Creek that traverses the northwestern portion of the property and a small drainage feature that carries runoff into Cottonwood Creek to the north. A small swale that carries runoff to the south was determined not to be jurisdictional. The MUP project pertains only to a 3.8 acre portion of the 19-acre site adjacent to existing uses onsite. Impacts to 3.76 acres of northern mixed chaparral will require mitigation in accordance with CEQA at a ratio of 0.5:1. However, to be consistent with SDG&E's Natural Communities Conservation program (NCCP) mitigation is proposed at a ratio of 2:1 and 7.52 acres of mitigation credit will be deducted from SDG&E's mitigation bank.

Therefore, staff has determined that although the site supports native biological habitat, the removal of this habitat will not result in substantial adverse effects, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service for the following reasons: breeding season avoidance will be imposed to prevent impacts to breeding birds and arroyo toad; arroyo toad exclusion fencing will be utilized along the western side of training areas prior to disturbance even though the nearest known breeding sites are 2 km away and toads are known to use only up to one kilometer away for foraging; and, impacts to northern mixed chaparral will be mitigated offsite in an approved mitigation bank.

(Cultural)

Extensive prehistoric activity in the area is evident by the number of previously recorded cultural resources (13) within one mile of the project area (APN 527-080-12-00). Twelve (12) cultural resources investigations were previously conducted within the same one-mile radius, of the current project, conducted for both County and other jurisdiction projects. A survey of the project area was required and a cultural resources report was prepared titled, "*Negative Cultural Resources Survey Report SDG&E*

Training Facility Mountain Empire Project", dated August 1, 2007, prepared by Carmen Zepeda-Herman with RECON. The report provides the results of a cultural resource survey, conducted July 20, 2007, to determine the presence of cultural resources. The survey and record search did not identify any cultural resources within the project area.

Although the current permit modification area appears to be disturbed, there is still the potential for the presence of buried resources. Therefore, pursuant to CEQA guidelines, monitoring during any ground-disturbing activities will be required as a condition of approval to ensure that, if features such as hearths, or human remains are found, they will be handled in an appropriate manner. Grading monitoring will also be required during construction of the access road if there will be grading or cutting within 3 meters of the edge of the highway. In addition, recordation of information obtained during this activity and the curation of all artifacts will be required to exhaust all research potential if artifacts or features are found during grading. The proposed modification to the Major Use Permit should not trigger the need to prepare a subsequent ND as it relates to cultural resources.

Attachments

- Notice of Negative Declaration (P88-044) dated December 28, 1988, revised February 9, 1989
- Addendum to the Previously Adopted Negative Declaration(P88-044W¹ dated May 29, 1996)
- Initial Study Form (P88-044W¹) dated May 29, 1996
- Environmental Analysis Form (P88-044W¹)
- Cultural Resources Survey Report dated August 1, 2007
- General Biological Survey and Letter Report dated June 16, 2006
- Aesthetics/Visual Analysis Technical Study dated April 2008
- Noise Technical Report dated August 7, 2007

XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Anthony J. Lewis, "Seiche," Discovery Channel School, original content provided by World Book Online, <http://www.discoveryschool.com/homeworkhelp/worldbook/atozgeography/s/500060.html>, June 25, 2001.

California Department of Fish and Game. Fish and Game Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines 1997

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter3, Section 15382.

California Integrated Solid Waste Management Act, 1989

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection,
Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

City of Los Angeles, L.A. CEQA Thresholds Guide, Section C Geology, D Water Resources

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation Element of the General Plan (especially Appendices G
– Unique Geological Features, Pages X-G-1thru X-G-7)

County of San Diego Public Facility Element of the General Plan (Section 6-Solid Waste,
XII-6-1)

County of San Diego Scenic Highway Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San
Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge
Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801
et seq.), February 20, 2002

Farmland Mapping and Monitoring Program, California Department of Conservation,
Division of Land Resource Protection, 1998

<http://www.lacity.org/EAD/lacega/ceqaindex.html>

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control
Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory
Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors
on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 -
Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Ventura County Initial Study Assessment Guidelines, Ventura County, November 1992.

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality
Control Board, San Diego Region

Wetland Training Institute, Inc. 1993. Wetland Delineation Lecture Notes based on Corps
of Engineers 1987 Manual